

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes - Draft

July 3, 2024

Call to Order: Richard Kollars called the meeting to order at 5:59 p.m. Directors Mark Pieloch, Randy Trefry, Sharon LaFaver, and Salina Hunter were also in attendance. Landowners Liberty Beecham and Shelley Mickel also joined the meeting.

Approve Minutes from June: The minutes were reviewed, no changes. Mark motioned to accept the minutes, Randy seconded. All in favor. Motion carried.

Landowner Input: *Landowners have the right to speak. This period is devoted to comments from landowners and discussion of those comments. During this board meeting, the board may or may not take action upon a matter brought up by landowner input. If no action is taken during the board meeting, the board may place the topic on the agenda of future meetings.*

Landowner Comments –

Liberty Beecham had several questions. She asked about who is the Developer, and Mark identified himself. Liberty asked if there were any other developers and Mark confirmed there were not. Liberty also wanted to discuss a letter that she had received from the Developer. Both Mark and Richard attempted to explain that communications between the Developer and the landowner cannot be discussed at a LOC meeting and must be directed solely to the Developer. After much discussion, both Mark and Sharon left the meeting. Liberty then proceeded to ask her question, and asked what efforts are in place to protect her personal information from being stolen or hacked. Richard explained that she alone is responsible for protecting the integrity of any information that she chooses to share via email with either the Board or the Developer. He encouraged her to message the Developer directly to discuss her concerns.

Shelley Mickel asked about the LOC's role in weed abatement and spraying. Richard explained that although landowners are responsible for managing weed issues on their own lands, the roadways are considered a shared easement and have been the responsibility of the board along with road maintenance. Randy and Richard added that last year's efforts were not productive, the vendor did not follow instructions properly and the board took a step back from paying for the service this year.

Road Maintenance:

- Spring Drive – Salina provided an overview of the work completed. Large boulders were moved, both a road mix and rock were added during the grading process.

- Arrow roadwork has been completed from Beaverslide to the gate. Richard added that without a commercial water permit, the LOC is unable to spray water on the completed roadwork. Fortunately, some rains have helped.
- Salina explained that the operator was able to pull a lot of material from the sides while improving the ditches, which saved us money for road base.
- All other main roads have been completed. Some roads were in good condition and did not require grading or additional materials. These areas were intentionally skipped to focus time on sections that needed more attention.

LOC Finances:

- Spending Approvals – Richard explained approvals needed to pay the invoices for the roadwork. The following costs were incurred:
 \$9100 Operator
 \$1600 Fuel for Grader
 \$1530 Skidsteer used to repair rain damage to Bratton Loop
 \$129 Insurance on the Grader
 Total - \$12,359

Richard moved to approve these invoices, Randy seconded. All in favor. Motion carried. Salina will forward approved invoices to Accounting office for payment.

Grader Rental = \$8400 + \$600 for delivery and pickup. Richard moved to approve this payment, Randy seconded. All in favor, motion carried. This invoice will also be forwarded to accounting for payment.

Mike Wirth submitted an invoice for gravel provided on Arrow, Frazier Rds. \$91,082.88 Richard moved to approve for payment, Randy seconded. All in favor, motion carried.

- Draft Budget – A copy of the updated budget was provided to the directors for review and discussion. Randy commented that now that the roads have been improved significantly, perhaps we can maintain them with minimal expense in 2025.
 Richard commented that the main loop will need more material next year, and we'll have to revisit whether the work on Spring drive will withstand the winter or need more attention next season. Richard also commented that in addition to fuel costs rising, road material costs have risen from \$24 to \$28/ton this year, and could continue to increase. Richard stated we may need to consider a \$50 increase in assessment fees to address these increases. This amount would be divided over the next two assessment periods, making only a \$25 increase in each cycle.
- Status of Landowner Assessment Fees, Accounts in Arrears – Salina stated that the last payment report was sent out to the Board in March. Now that July assessments are being mailed out, she will request a newer report before the Annual meeting in August. Overall, she believes that many of the landowners that were in arrears have met their obligations. Additionally, several of the

landowners that had sought and received hardship waivers have chosen to sell their properties and new landowners are paying these fees again.

Richard summarized that the LOC has approximately \$20,000 in a savings account and will carry over \$40,000-50,000 to the 2025 budget session.

Board members agreed to a meeting the first week of August to finalize the budget for 2025 and plan for the Annual Meeting in Helena.

Speed Limit Violator (Tiffany Rangel) - Discussion / Solution

- Sharon provided the Board with emails on June 12, and June 25 detailing the driving habits of one landowner who has continually disregarded the posted speed and nearly caused accidents with herself, and several of the contract drivers. Salina added that she has personally warned this driver multiple times to no avail. The Board discussed options and decided to send a letter to the landowner. The letter will be cc'd to the LOC attorney to begin a legal record in the event the driver causes an accident in the future.

Other Matters – Richard asked Kim (secretary) to draft a final newsletter before the Annual meeting to highlight the roadwork that has been completed, upcoming elections, and community speed limits.

Meeting Closed - Randy moved to close the meeting. Salina seconded. All in favor. Meeting adjourned at 6:45 p.m.